



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**208 Citadel Park NW  
 Calgary, Alberta**

**MLS # A2265133**



**\$780,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees, Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Cameras (no contract), Wall mounts not TVS

Welcome to this exceptional two storey home, offering over 2,500 square feet of beautifully developed living space in the highly sought after community of Citadel Park Estates; perfectly situated on a gorgeous, meticulously landscaped pie shaped lot! From the moment you step inside, you're welcomed by natural slate flooring that flows seamlessly from the hallway into the kitchen, adding both warmth and sophistication to the space. The formal dining area is highlighted by stunning vaulted ceilings and elegant architectural details. Adjacent to the dining area, the family room offers a cozy gas fireplace with a mantle. The kitchen itself is a chef's delight, featuring granite countertops, stainless steel appliances, an abundance of cabinetry, a corner pantry and a spacious island for extra prep space. Just off the kitchen, a patio door opens to a spacious deck featuring a gas line for BBQ, durable DuraDeck flooring and sleek aluminum and glass railings, creating an ideal space for outdoor dining and entertaining. Additional main floor features include a two piece bathroom, a private den/home office and a convenient laundry room. Upstairs, you'll find a well appointed four piece bathroom and three spacious bedrooms; including a primary suite that boasts a walk in closet and a 4 piece ensuite complete with a jetted tub and separate shower. The primary bedroom also offers breathtaking mountain views, creating a peaceful and private retreat. The fully finished walk out basement features large windows that flood the space with natural light, a spacious recreational area, a fourth bedroom and a three piece bathroom; ideal for guests, teens, or extended family. Additionally, there is undeveloped space with excellent potential to be transformed into a future office, den, or non-egress bedroom, offering flexible options to suit the buyer's lifestyle

needs. Notable updates include vinyl windows (2011), shingles (2014), a new garage door (2015), lower level plush carpet (2017) and a high-efficiency furnace (2018). The backyard is a serene and peaceful retreat, beautifully landscaped with lush perennials, mature trees, shrubs, an aggregate patio and retaining gardens, creating the perfect outdoor oasis. Ideally located just steps from parks, schools, and playgrounds, and only minutes from shopping, public transit, and major roadways, this home offers both convenience and a true sense of community. With its thoughtful updates, functional layout and exceptional location; this is the perfect place to call home!